

MEMORANDUM

Agenda Item No. 2 (n)

107.07-17A METRO/DADE/GSA-MAT. MGT.

TO: Honorable Mayor and Members
Board of County Commissioners

DATE:

(9-16-91--Public Hearing)
July 9, 1991

FROM: *Joaquin G. Avino*
Joaquin G. Avino, P.E., P.L.S.
County Manager

SUBJECT: Rustic Lakes Addition No. 1
Street Lighting Improvement
Special Taxing District

91-98

RECOMMENDATION:

It is recommended that the Board approve a petition submitted in accordance with Article I, Chapter 18 of the Code, for creation of the "Rustic Lakes Addition No. 1 Street Lighting Improvement Special Taxing District."

Boundaries: Bounded on the North by S.W. 56th Street;
Bounded on the East by S.W. 144th Avenue;
Bounded on the South by S.W. 59th Street;
Bounded on the West by S.W. 146th Avenue.

Number of Parcels: 75

Number of Homestead Exemptions: 46

Number of Owners With Homestead Exemption Signing Petition: Signed by 25 or 54% of the resident property owners.

Preliminary Public Meeting: May 16, 1991

Method of Apportionment: Front Footage

<u>Total Cost & Rate</u>	<u>First Year</u>	<u>Each Year Thereafter</u>
Estimated Cost:	\$10,400	\$5,700
Cost Per Assessable Foot of Real Property:	\$1.61	\$0.89
Cost Per Year For A Typical 100 Foot Interior Lot:	\$120.75	\$66.75
Cost Per Year For A Typical 63 x 57 Foot Corner Lot:	\$193.20	\$106.80

Type of Improvements: Installation of 27 - 9,500 lumen sodium vapor traditional post-top street lights mounted on fiberglass poles located within the street right of way.

Required Referendum: There are 75 parcels of land within the district. Every qualified registered voter residing within the district limits will be afforded the opportunity to vote at an election conducted by mail, estimated to be held January, 1992.

Estimated Completion: Estimated Initial Billing: November, 1992. Assessment billed annually as an itemized portion of tax bill.

As required by the provisions of Section 18-3 of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created if approved by the referendum required subsequent to this public hearing.

ORDINANCE NO. 91-98

ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS "RUSTIC LAKES ADDITION NO. 1 STREET LIGHTING IMPROVEMENT SPECIAL TAXING DISTRICT" IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF METROPOLITAN DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Dade County power to adopt a home rule charter of government for Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Dade County from time to time; and

WHEREAS, the Home Rule Charter adopted by the electors of Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and the governing body of Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including street lighting facilities and services, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and

WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County

Commissioners duly enacted Chapter 18 of the Code of Metropolitan Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefor; and

WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a petition for the creation of a special taxing district to be known as the "RUSTIC LAKES ADDITION NO. 1 STREET LIGHTING IMPROVEMENT SPECIAL TAXING DISTRICT" duly signed by more than 50% of the resident owners of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing street lighting to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Manager who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Metropolitan Dade County, Florida; and

WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the street lighting improvement project to be provided and maintained within the proposed district, an estimate of the cost of constructing and maintaining such project, an estimate of the annual expense of maintaining and operating such project, certifying that the proposed project and proposed district conform to the master plan of development for the County, and setting forth his recommendations concerning the need and desirability for the requested project, the ability of the affected property to bear special assessments for financing the cost of maintaining such project, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, an estimate of the amount to be assessed against each front foot of the benefited property within the proposed district, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such report and recommendations of the County Manager was filed with the Clerk and transmitted to the Mayor; and

WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations

that the project petitioned for would be of special benefit to all property within the proposed district and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board certified the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager was held on Tuesday, September 16, 1991. Copies of said certificate were duly published in newspapers of general circulation published in Dade County, Florida, and copies thereof were posted in more than five (5) public places within the proposed district, and copies thereof were mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Dade County tax assessment roll and to all persons, firms or corporations having any right, title or interest in said property; and

WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday, September 16, 1991, held a public hearing in accordance with the provisions of said Clerk's certificate, at which public hearing all interested persons were afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and

WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Manager and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Manager,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. In accordance with the provisions of Chapter 18 of the Code of Metropolitan Dade County, Florida, a special taxing district in the unincorporated areas of Dade County, known and designated as the "RUSTIC LAKES ADDITION NO. 1 STREET LIGHTING IMPROVEMENT SPECIAL TAXING DISTRICT" is hereby created and established.

Section 2. The area or boundaries of this proposed special taxing district are as follows:

A portion of Section 27, Township 54 South, Range 39 East, Dade County, Florida; being more particularly described as follows:

All of "Rustic Lakes Section 2", according to the plat thereof as recorded in Plat Book 108 at Page 37;

AND

All of "Rustic Lakes Section 3", according to the plat thereof as recorded in Plat Book 109 at Page 46;

AND

All of "Rustic Lakes Section 4", according to the plat thereof as recorded in Plat Book 113 at Page 70;

All aforementioned plats being recorded in the Public Records of Dade County, Florida.

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.

Section 3. The improvements to be provided within this proposed special taxing district will consist of the following:

27 - 9,500 lumen sodium vapor traditional post-top street lights mounted on fiberglass poles located within the street right-of-way.

Section 4. The installation of such street lighting project will be accomplished pursuant to an Agreement between Dade County and Florida Power & Light Company, without cost to property owners within the district. The maintenance of the street lighting project, the cost of furnishing electric energy therefor, the administrative costs for creating the proposed district and for handling the billing, collecting the assessment and processing the costs for the first year is estimated to cost \$10,400. The estimated cost per assessable front foot of real property within the proposed district for the first year shall be \$1.61. The maintenance of the street lighting project, the cost of furnishing electric energy therefor, the administrative costs for creating the proposed district and for handling the billing,

collecting the assessment and processing the costs for the second and succeeding years is estimated to be \$5,700 per year. The estimated cost per assessable front foot of real property within the proposed district for the second and succeeding years is \$0.89 per year.

Section 5. It is hereby declared that said project will be a special benefit to all property within the proposed special taxing district and the total amount of special assessments to be levied as aforesaid will not be in excess of such special benefit.

Section 6. The proposed Street Lighting Agreement between Dade County and Florida Power & Light Company is hereby approved and made a part hereof by reference, and the County Manager or designee and the Clerk or Deputy Clerk of the County Commission are hereby authorized and directed to execute said Agreement for and on behalf of Dade County.

Section 7. The County Manager is authorized and directed to cause the installation of said street lighting project to be accomplished within the district in accordance with the provisions of said agreement and with the terms of this ordinance.

Section 8. The County Manager is further directed to cause to be prepared and filed with the Clerk of the County Commission a Preliminary Assessment Roll in accordance with the provisions

of Section 18-14 of the Code of Metropolitan Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes.

Section 9. A duly certified copy of this Ordinance shall be filed in the Office of the Clerk of the Circuit Court of Dade County, Florida, and recorded in the appropriate book of records.

Section 10. The provisions of this Ordinance shall become effective when approved at an election to be formally called by this Board and noticed and conducted as this Board shall determine by resolution.

PASSED AND ADOPTED: SEP 16 1997

Approved by County Attorney as
to form and legal sufficiency.

REPORT AND RECOMMENDATIONS ON
THE CREATION OF RUSTIC LAKES ADDITION NO. 1 STREET LIGHTING
IMPROVEMENT SPECIAL TAXING DISTRICT
DADE COUNTY, FLORIDA

As Public Works Director, responsible for the detailed investigation of a duly petitioned for improvement district, the following facts are hereby submitted concerning the creation of "Rustic Lakes Addition No. 1 Street Lighting Improvement Special Taxing District."

1. BOUNDARIES OF THIS DISTRICT

The proposed district is located entirely within a portion of unincorporated Dade County, and the boundaries, as set forth in the petition and recommended herein, are as follows:

A portion of Section 27, Township 54 South, Range 39 East, Dade County, Florida; being more particularly described as follows:

All of "Rustic Lakes Section 2", according to the plat thereof as recorded in Plat Book 108 at Page 37;

AND

All of "Rustic Lakes Section 3", according to the plat thereof as recorded in Plat Book 109 at Page 46;

AND

All of "Rustic Lakes Section 4", according to the plat thereof as recorded in Plat Book 113 at Page 70;

All aforementioned plats being recorded in the Public Records of Dade County, Florida.

The boundaries recommended are shown on the attached plan entitled "Rustic Lakes Addition No. 1 Street Lighting Improvement Special Taxing District" and hereinafter referred to as Exhibit "A."

2. LOCATION OF THE PROJECT TO BE CONSTRUCTED

The improvement to be provided under the district will consist of 9,500 lumen sodium vapor traditional post-top street lights mounted on fiber-

glass poles located within the street right-of-way. The spacing of the street lights will be as shown on Exhibit "A."

3. ESTIMATED CONSTRUCTION COST FOR THIS IMPROVEMENT

The Florida Power & Light Company will install the lights and poles at their expense; therefore, no installation costs will be borne by the district and no capital outlay is required from Dade County.

4. ESTIMATE OF THE ANNUAL EXPENSE FOR MAINTENANCE REPAIR AND OPERATION OF THIS PROJECT

The facilities which are installed will remain the property of the Florida Power and Light Company and they will be responsible for the maintenance of the light standards, fixtures, lamps, and all connecting service lines. The district will pay the Florida Power and Light Company a rental on each installation.

The cost of street lights in this district will be continual and is based on a preliminary estimate using Rate Schedule No. SL-1 prepared by the Florida Power and Light Company, and approved by the Florida Public Service Commission, a copy of which is attached.

Based on the street light arrangement shown on Exhibit "A" there will be 27 lights and 27 pole rentals. The annual street light service cost is estimated to be \$5,100.

In addition to the cost for the street light service, it will be necessary for the County to recover the engineering and administrative costs involved in establishing and maintaining the district. This is estimated to be \$2,640 the first year and \$500 annually thereafter. Also, it will be necessary for the County to charge the district a fee for handling the billing, collecting the assessment, and processing the payment to the Florida Power and Light Company. This cost is estimated to be approximately \$2,660 the first year and \$100 each year thereafter.

ESTIMATED ANNUAL COSTS

<u>Item</u>	<u>Amounts</u>	
	<u>First Year Cost</u>	<u>Each Year Thereafter</u>
27 - 9,500 Lumen Sodium Vapor Luminaries	\$ 1,950	\$1,950
27 - Fiberglass Poles	\$ 1,340	\$1,340
Annual Service Cost Excluding Fuel Adjustment + Franchise Cost	\$ 4,330	\$4,330
Annual Fuel Adjustments (Based on 738 KWH at \$0.03645 Per KWH)	\$ 500	\$ 500
Franchise Cost (Based on 0.0406 of Total)	<u>\$ 270</u>	<u>\$ 270</u>
TOTAL STREET LIGHTING OR SERVICE COSTS	\$ 5,100	\$5,100
ENGINEERING & ADMINISTRATIVE COSTS*	\$ 2,640	\$ 500
BILLING, COLLECTING & PROCESSING COSTS*	<u>\$ 2,660</u>	<u>\$ 100</u>
TOTAL COST TO DISTRICT	\$10,400	\$ 5,700

*These costs will be adjusted from actual experience.

4a. PROCEDURE

Dade County enters into an agreement with Florida Power and Light Company, wherein it is agreed that Dade County will pay to the Florida Power and Light Company, in equal monthly payments, one-twelfth of the annual cost now estimated for the initial installations at \$5,100 or approximately \$425 per month.

Each property owner in the district will pay the County by a special assessment a proportionate share of the total annual cost.

5. CONFORMITY TO THE MASTER PLAN OF DADE COUNTY

The proposed improvement conforms to and in no way conflicts with the Comprehensive Development Master Plan of Dade County. (Memorandum from Planning Department is attached.)

6. RECOMMENDATION CONCERNING THE DESIRABILITY OF THIS IMPROVEMENT

The need for street lighting in unincorporated areas of Dade County is apparent. Residents of the unincorporated areas continue to demonstrate their desire for street lighting through numerous petitions and personal requests.

The 1990 net property valuation within the district (\$7,511,725), is a good indication that the affected property is able to pay such assessments as may be required and, in my opinion, the proposed improvement will provide special benefits to property within the district exceeding the amount of special assessments to be levied.

7. ESTIMATE OF ASSESSMENT AGAINST BENEFITTED PROPERTY

As was determined in Item 4 above, each property owner in the district will pay the County by a special assessment a proportionate share of the total annual cost.

<u>Item</u>	<u>ESTIMATED ANNUAL ASSESSMENT</u>	
	<u>First Year Cost</u>	<u>Amounts Each Year Thereafter</u>
Cost Per Assessable Foot	\$1.61	\$0.89
Cost Per Year For A Typical Interior Lot	\$120.75	\$66.75
Cost Per Year For A Typical Corner Lot	\$193.20	\$106.80

The typical lots selected and shown above are representative assessments of interior and corner lots within the district.

These costs are based on a preliminary estimate of 6,440 assessable feet and will be adjusted from actual experience.

8. RECOMMENDATION OF REFERENDUM REQUIREMENT

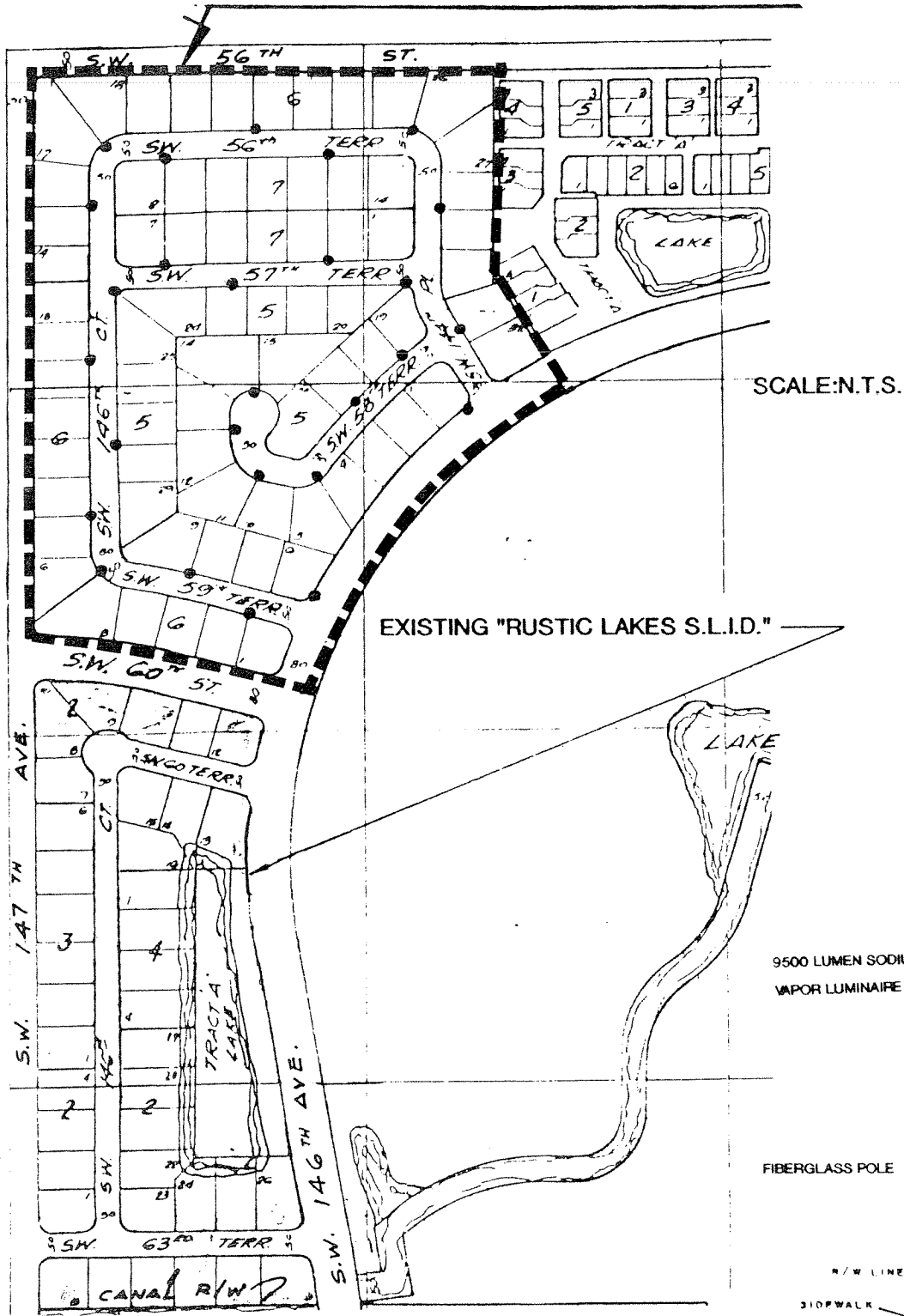
It is my recommendation that the referendum required by Chapter 18 of the Code be conducted by the Dade County Elections Department using a mailed ballot. Upon approval by the County Commission of this referendum, the

Elections Department will send a summary of the report, a copy of which is attached, on this district to each registered voter living within the district. My office will also be available to answer any questions from the public or from your office in regard to the financial and/or engineering facts of this district.

We further recommend that the County Manager sign the attached report to the Board of County Commissioners after you have reviewed this report and concur with our findings.

Enclosure: (1) Plan of Proposed Improvement (Exhibit "A")
(2) Copy of FP&L Rate Schedule SL-1
(3) Copy of Memo from Planning Department
(4) Copy of Summary of Report

DISTRICT BOUNDARIES



SCALE: N.T.S.

EXISTING "RUSTIC LAKES S.L.I.D."



9500 LUMEN SODIUM VAPOR LUMINAIRE

FIBERGLASS POLE

R/W LINE
SIDEWALK

PAVEMENT EDGE

UNDERGROUND CABLE

TYPICAL INSTALLATION

RUSTIC LAKES ADDITION I STREET LIGHTING IMPROVEMENT SPECIAL TAXING DISTRICT

SECTION: 27-54-39

EXHIBIT "A"

(Continued from Sheet No. 8.715)

Luminaire Type	Lamp Size		KWH/Mo. Estimate	Charge for Company-Owned Unit (\$)			Charge for Customer-Owned Unit (\$)		
	Initial Lumens/Watts			Fixtures	Maintenance	Energy Non-Fuel	Total	Relating Energy	Only
High Pressure Sodium Vapor	12,800	150	60	3.88	1.56	1.45	6.92	2.41	1.48
"	27,500	250	116	6.00	1.90	2.87	10.77	3.61	2.87
"	140,000	1,000	411	9.04	3.47	10.16	22.67	11.80	10.16
Mercury Vapor	6,000	140	62	2.81	1.23	1.53	5.57	2.22	1.53
"	8,600	175	77	2.84	1.23	1.90	5.97	2.59	1.90
"	11,500	250	104	4.74	1.77	2.57	9.08	3.31	2.57
"	21,500	400	160	4.73	1.75	3.95	10.43	4.67	3.95
"	39,500	700	272	6.68	2.96	6.72	16.36	8.28	6.72
"	60,000	1,000	385	6.85	2.88	9.51	19.24	10.49	9.51
Incandescent	1,000	103	36				7.06	2.61	.89
"	2,500	202	71				7.46	3.47	1.75
"	4,000	327	116				8.89	4.64	2.87
"	6,000	448	158				10.01	5.67	3.90
"	10,000	690	244				12.31	7.93	6.03
Fluorescent	19,800	300	122				-	3.92	3.01
"	39,600	700	264				-	7.70	6.52

*These units are closed to new Company installations.
**The non-fuel energy charge is 2.471c per kwh.

Charges for other Company-owned facilities:
Wood pole used only for the streetlighting system \$ 2.54
Concrete pole used only for the street lighting system \$ 3.49
Fiberglass pole used only for the street lighting system \$ 4.13

Underground conductors not under paving 1.91c per foot
Underground conductors under paving 4.66c per foot

The spacing upon which these charges are based shall be determined from Company records.

On Customer-owned street and highway systems and where Customer contracts to relamp at no cost to the Company, the Monthly Rate for non-fuel energy shall be 2.471c per kwh of estimated usage of each unit plus adjustments.

During the initial installation period of facilities:
Lights and Facilities in service for 15 days or less will not be billed;
Lights and Facilities in service for 16 days or more will be billed for a full month.

Fuel Charge See Sheet No. 8.830
Tax Clause See Sheet No. 8.840
Conservation Charge See Sheet No. 8.860
Oil Backout Charge See Sheet No. 8.880
Franchise Fee See Sheet No. 8.890

Fuel Charges:
Fuel charges are adjusted by the Florida Public Service Commission normally each six months, April and October. As of December 23, 1982 the amount for fuel was 2.715c per kwh. For current fuel charges included in this tariff, see Sheet No. 8.830.

TERM OF SERVICE:

Not less than ten years.

RULES AND REGULATIONS:

Service under this schedule is subject to orders of governmental bodies having jurisdiction and to the currently effective "General Rules and Regulations for Electric Service" on file with the Florida Public Service Commission. In case of conflict between any provision of this schedule and said "General Rules and Regulations for Electric Service" the provision of this schedule shall apply.

STREET LIGHTING

RATE SCHEDULE: SL-1

AVAILABLE:

In all territory served.

APPLICATION:

For lighting of public ways and areas with lighting systems.

TYPE OF INSTALLATION:

Company-owned fixtures normally will be mounted on poles of Company's existing distribution system and served from overhead wires. On request of the Customer, the Company will provide special poles or underground wires at the charges specified below. Customer-owned systems will be of a standard type and design, permitting service and lamp replacement at no abnormal cost to the Company.

SERVICE:

Service includes lamp renewals, patrol, energy from dusk each day until dawn the following day, and maintenance of Company-owned street lighting systems. Energy will be supplied from Company's single or multiple system at Company's option.

LIMITATION OF SERVICE:

If the Company is required to remove or replace existing high pressure sodium vapor luminaires under this schedule, fixture purchase payment, the Customer shall be required to pay the Company an amount equal to the original or bid cost, less any salvage value, depreciated, based on the depreciation rates as approved by the Florida Public Service Commission, plus the cost of removal.

For Mercury Vapor, Fluorescent and Incandescent luminaires, no additions or changes in specified lumen output on existing installations will be permitted under this schedule after October 4, 1961 except where such additional lights are required in order to match existing installations.

Stand-by or resale service is not permitted hereunder.

MONTHLY RATE:

Luminaire Type	Lamp Size		KWH/Mo. Estimate	Charge for Company-Owned Unit (\$)			Charge for Customer-Owned Unit (\$)		
	Initial Lumens/Watts			Fixtures	Mainte-nance	Energy Non-Fuel	Relamping Energy	Energy Only	
High Pressure Sodium Vapor	5,300	70	29	3.55	1.36	.72	5.63	1.41	.72
-	9,500	100	41	3.62	1.37	1.01	6.00	1.71	1.01
-	16,000	150	60	3.72	1.40	1.48	6.60	2.13	1.48
-	22,000	200	88	5.64	1.79	2.17	9.60	2.87	2.17
-	50,000	400	163	5.71	1.76	4.15	11.62	4.36	4.15

(Continued on Sheet No. 3.716)

SUMMARY OF THE REPORT ON THE CREATION OF
 RUSTIC LAKES ADDITION I STREET LIGHTING
 IMPROVEMENT SPECIAL TAXING DISTRICT
 DADE COUNTY, FLORIDA

A petition submitted to Dade County for the creation of a special taxing district to be known as "Rustic Lakes Addition I Street Lighting Improvement District" was presented in accordance with the requirements of Article I, Chapter 18 of the Code of Metropolitan Dade County.

The proposed district is located in a portion of unincorporated Dade County, Florida, and its boundaries are set forth as follows:

Bounded on the North by S.W. 56th Terrace;
 Bounded on the East by S.W. 144th Place;
 Bounded on the South by S.W. 59th Terrace;
 Bounded on the West by S.W. 146th Court.

The boundaries recommended are shown on the attached plan entitled "Rustic Lakes Addition I" and hereinafter referred to as Exhibit "A."

The improvement to be provided under this district will consist of sodium vapor lights mounted on fiberglass poles served by underground wiring. The service provided by Florida Power and Light Company includes the electric energy, lamp replacement, replacement of damaged equipment, and all the operation and maintenance costs.

ESTIMATED ANNUAL COSTS

<u>Item</u>	Amounts	
	<u>First Year Cost</u>	<u>Each Year Thereafter</u>
Annual Street Lighting Cost (Service Provided by FP&L)	\$ 5,100	\$ 5,100
Engineering & Administrative Costs	\$ 2,640	\$ 500
Billing, Collecting & Processing Costs	<u>\$ 2,660</u>	<u>\$ 100</u>
TOTAL COST TO DISTRICT	\$10,400	\$ 5,700

ESTIMATED ANNUAL ASSESSMENTS

<u>Item</u>	<u>Amounts</u>	
	<u>First Year Cost</u>	<u>Each Year Thereafter</u>
Cost per assessable foot	\$1.61	\$0.89
Cost per year for a typical 75 foot interior lot	\$120.75	\$66.75
Cost per year for a typical 63 x 57 foot corner lot	\$193.20	\$106.80

The typical lots selected and shown above are representative annual assessments of interior and corner lots within this district.

The proposed improvement conforms with the Comprehensive Development Master Plan of Dade County and will provide benefits to all property within the district at least equal to or exceeding the total amount of special assessments to be levied.

The creation of the district will be subject to the results of an election which will be conducted by the Dade County Elections Department in which a ballot will be sent by mail to each qualified registered elector living within the proposed district boundaries.

The elector will, at that time, have the opportunity to vote for or against the improvement. The results of this election will determine whether or not the district is created.

Attachment: Exhibit "A"

